



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA22-0095 for a Coastal Development Permit, Use Permit and Variance.
- PROPOSAL:** A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the remodeling and additions to an existing two-level 3,622 square foot home. 875 square feet of new living area is proposed with an additional 32 square feet in a garage expansion. The completed project would total 5,029 square feet of living area and 531 square foot in attached garages.
- The Coastal Development Permit is required for the improvements to the existing home with associated site grading. The Variance is required for reduced front setback of 8 feet, where the Zoning Code would require 13.4 feet for new construction utilizing the average adjoining setbacks criteria. The existing structure has a nonconforming front setback of 8.67 feet. A Use Permit is required to permit over-height wall of 6.5 feet in the front setback area where a maximum height of 3.5 feet is otherwise required. A Use Permit is also required to allow the required third off-street parking space to be uncovered.
- LOCATION:** The project is located within the community of Emerald Bay at 1016 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-320-73)
- ZONING:** R1 (SR)(CD) "Single-Family Residential" District (Sign Restriction) (Coastal Development)
- APPLICANT:** Douglas and Joan Hansen, Property Owners
- AGENT:** CAA Planning, Agent

ENVIRONMENTAL DOCUMENTATION: Staff recommendation is to find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: December 1, 2022 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Rooms 103 and 105 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. The room entry is on the north side of the building. See other side for Zoning Administrator Hearing Room location map.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/Planning or online at <https://myoceservices.ocgov.com> prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence emailed or delivered to the OC Planning at the addresses below.

OC Development Services/Planning
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048

For further information contact Kevin Canning at Kevin.Canning@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>.

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning. For further information or questions, contact Kevin.Canning@ocpw.ocgov.com or (714) 677-8847